

## \$239,000 - 303 9819 104 Street, Edmonton

MLS® #E4446215

**\$239,000**

2 Bedroom, 2.00 Bathroom, 932 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to the heart of downtown living at Vivacity. A hidden gem nestled on iconic 104 Street, an unbeatable location. Live steps from Edmonton's most vibrant attractions: stroll to the farmers market, enjoy year-round festivals, catch a concert at Rogers Place, or explore the river valley trails. This is walkability at its finest—surrounded by the city's best dining, entertainment, and culture. This bright and spacious 2-bed, 2-bath suite features a sleek open-concept layout perfect for entertaining. Enjoy a chef-inspired kitchen with granite countertops, stainless steel appliances, a large island, rich cabinetry, and stylish hardware. Upgrades include a walk-in shower in the ensuite, enhanced bathroom counters, closet organizers, and in-suite laundry. Take in stunning south-facing river valley views from your private balcony with gas BBQ hookup. Stay cool with central air conditioning, and enjoy premium building amenities like a rooftop patio, social room, fitness centre, and titled underground parking.

Built in 2006

### Essential Information

MLS® #	E4446215
Price	\$239,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	303 9819 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 0Y8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Heat Pump, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
----------	------------------

Exterior Features	Cul-De-Sac, Golf Nearby, Hillside, No Back Lane, No Through Road, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	11
Zoning	Zone 12
Condo Fee	\$589

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 12:03pm MDT